

SITE DATA OWNER: HERB BARTHELS 1701 SHORELINE DRIVE SANTA BARBARA, CA 93109 805.963.3210 LAND USE ZONE: E-3, SPECIAL DISTRICT 3-COASTAL OVERLAY ZONE A.P.N. : 045-100-065 AVERAGE SITE SLOPE FNTIRE PROPERTY:

PARKING: O EXISTING, 2 GARAGE SPACES PROPOSED (N) 2-STORY 1,505 SF SINGLE FAMILY RESIDENCE W/ 429 SF 2-CAR GARAGE, (N) PAVER DRIVEWAY. SITE COVERAGE

BUILDING: DRIVEWAY: OPEN SPACE: LOT AREA (PER SURVEY): 23,885 SF BUILDING DATA: 787 SF 837 SF MAIN FLOOR: LOWER FLOOR: 718 SF 777 SF

429 SF 475 SF GARAGE AREA: 288 CU.YD. CUT (UNDER BUILDING) 21 CU.YD. FILL (UNDER DRIVEWAY) GRADING: SINGLE FAMILY RESIDENCE

1,505 SF

1,614 SF

SHEET # DESCRIPTION

SITE PLAN GRADING AND DRAINAGE PLAN FLOOR PLANS

EXISTING VEGETATION PLAN

ELEVATIONS **ELEVATIONS** EASEMENT & UTILITY PLAN LANDSCAPE PLAN

TOTAL LIVING AREA:

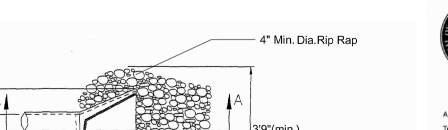
ALL ROOFS, PAVED AREAS AND YARDS, SHALL BE COLLECTED, FILTERED THEN DISSIPATED INTO LIGHTHOUSE CREEK. ANY DISCHARGE INTO LIGHTHOUSE CREEK SHALL BE DESIGNED SO AS NOT TO CAUSE EROSION. SEE RIP-RAP DISSIPATOR DETAIL.

ALL UTILITY CONDUCTORS INCLUDING ELECTRICAL SERVICE, TELEPHONE SERVICE, AND CABLE TELEVISION MUST BE PLACED UNDERGROUND FROM THEIR POINT OF ORIGIN AT THE UTILITY POLE TO THE SERVICE METER OR TERMINATION POINT AT THE STRUCTURE.

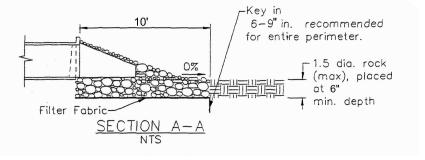
SEE FIRE DEPARTMENT LETTER (JULY 9, 2004) FOR FIRE PROTECTION REQUIREMENTS.

SOME REMOVAL OF NON-NATIVE LARGE BRUSH ANTICIPATED. ANY REMOVAL OF SIGNIFICANT PLANTINGS TO BE REPLACED BY RE-VEGETATION OF AREA WITH NATIVE PLANTINGS AT SOUTHEAST SIDE OF PROPOSED STRUCTURE.

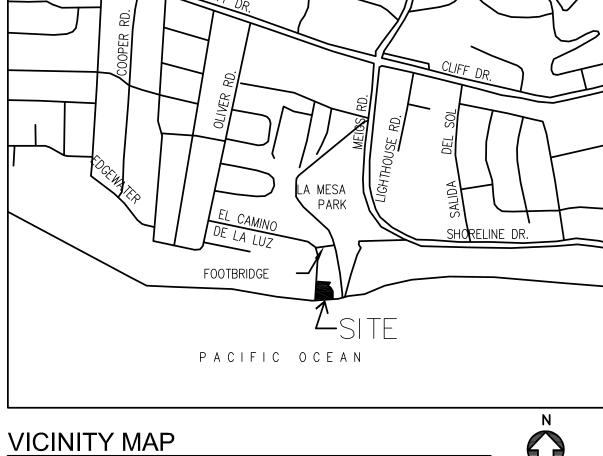
FOR THE BIORETENTION BMPs, THE SOIL MEDIA SHOULD BE: 60-70% SAND, 15-25% COMPOST, AND 10-20% TOPSOIL PURSUANT TO CITY STORMWATER BMP GUIDANCE MANUAL.

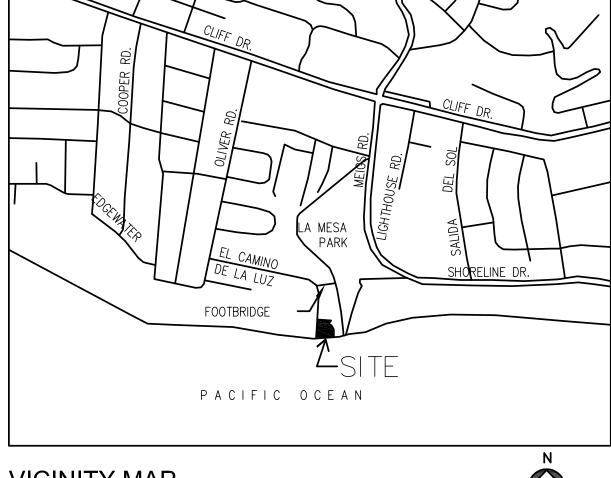


creek channel 6-9" in. recommended



RIP-RAP DISSAPATOR DETAIL







www.ci.santa-barbara.ca.us



City of Santa Barbara

Tel: 805.965.5254 L & P Consultants Fax: 805.564.5730 Attention: Brent Daniels 3 West Carrillo Street, Suite 205 Santa Barbara, CA 93101

Tel: 805.564.5702 Subject: Fire Department Requirements for 1837 ½ El Camino De La Luz Fax: 805.564.5715

121 W. Carillo St.

Per our past conversations regarding construction of a new single family residence at 1837 ½ El Camino De La Luz the following shall be provided prior to Fire Department

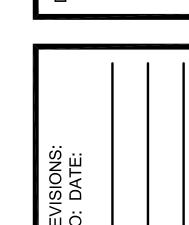
- 1. The new structure shall be equipped with an automatic fire sprinkler system in accordance with NFPA 13D. The automatic fire sprinkler system shall be submitted under a separate permit. Note this on any plans submitted to the City from this date
- 2. A monitored fire alarm system shall be designed and installed throughout the new structure as approved by the Fire Department. The fire alarm system shall be submitted under a separate permit. Note this on any plans submitted to the City
- from this date forward. 3. The new structure shall be built in accordance with the City's High Fire Construction requirements. Note this on any plans submitted to the City from this
- A written agreement shall be drafted and properly recorded ensuring continual maintenance of the automatic fire sprinkler system and monitoring of the fire alarm system both by the current owner and in the event the property is sold, the responsibility shall be transferred to the new owners.

The above requirements shall be incorporated into your 30-Day Development Application Review Team (DART) re-submittal to the City and a copy of this letter imprinted on all submitted plans from this day forward.

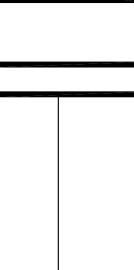
Sincerely,

Warner R. McGrew, Fire chief Jin Austin, Fire Inspector/Investigator

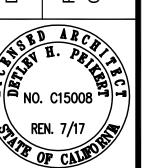
FIRE DEPT LETTER







00-065 DATA CT 04; La L **PROJE** Residenc 1837 1/2 El Santa Barba 귑 SITE



SHEET

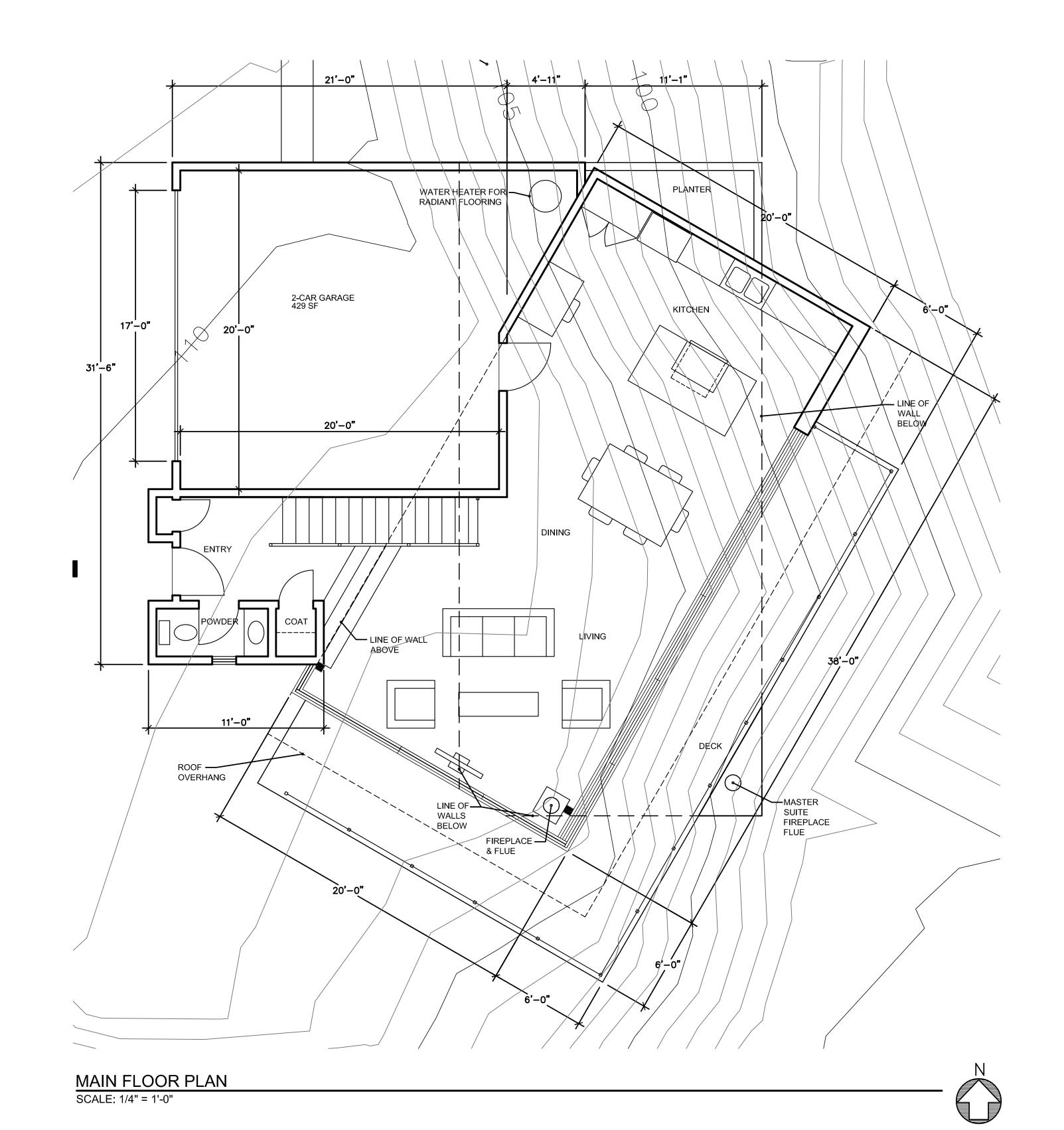


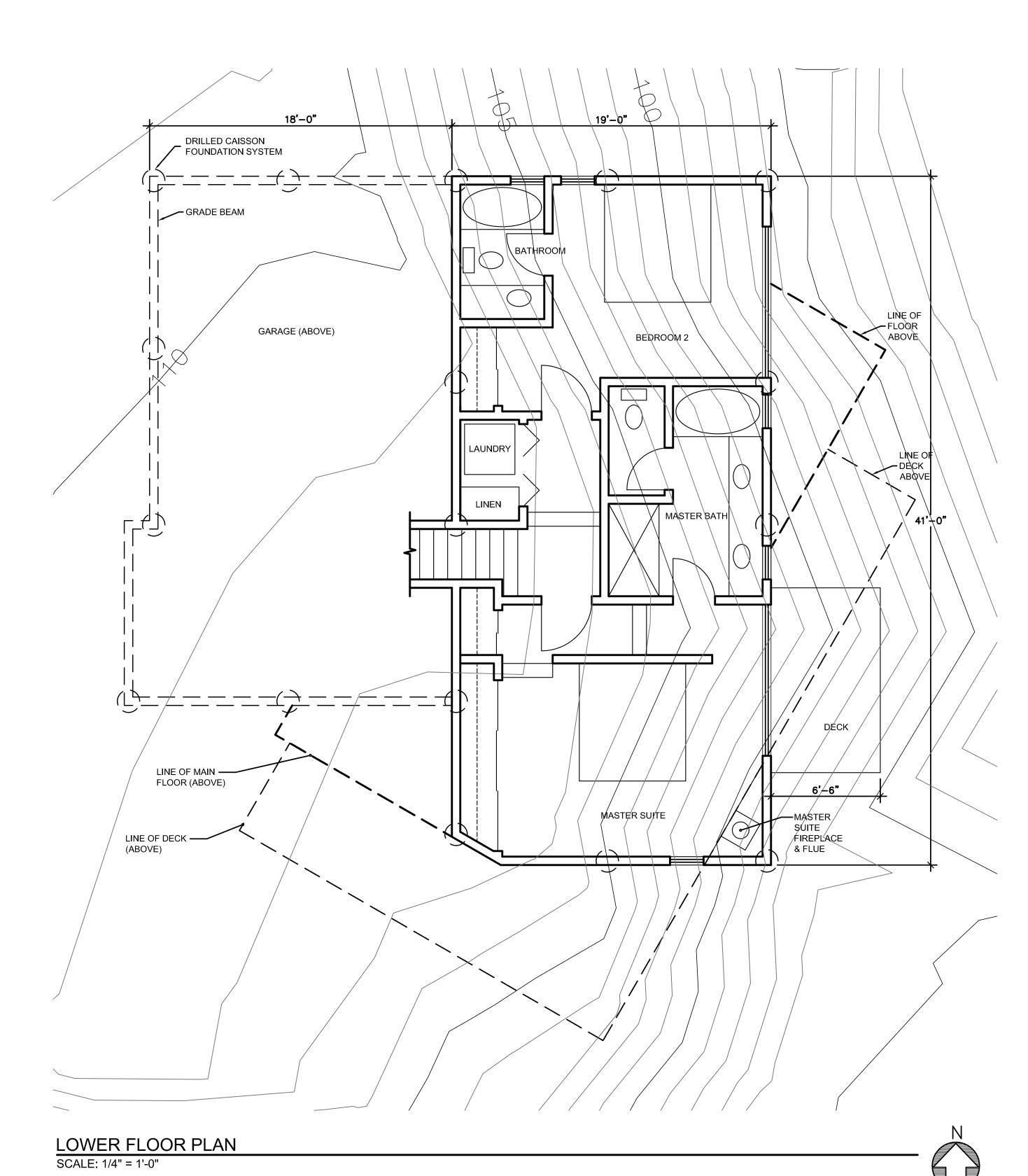
RRM Design Gro 10 E. Figueroa S Santa Barbara, Tel: 805.963.82 www.rrmdesigr



Residence APN: 045-100-065 1837 1/2 El Camino De La Luz Santa Barbara, California FLOOR PLANS

SHEET





SCALE: 1/8" = 1'-0"



PN: 045-100-065 De La Luz

ELEVATIONS
Residence AF
1837 1/2 El Camino I
Santa Barbara, Califo

SHEET

SCALE: 1/8" = 1'-0"

SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

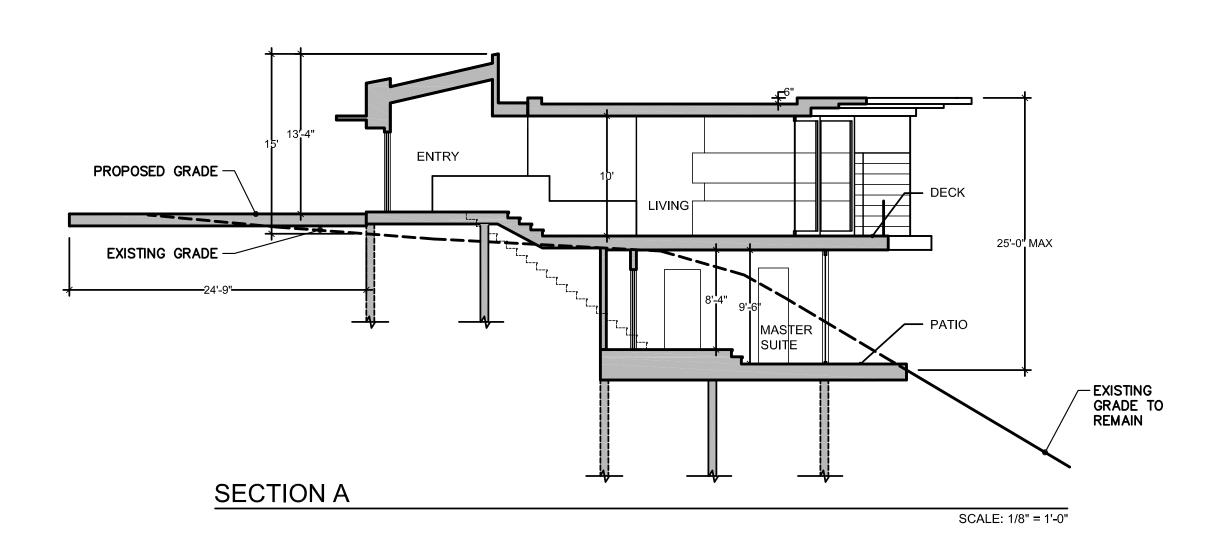


PERSPECTIVE



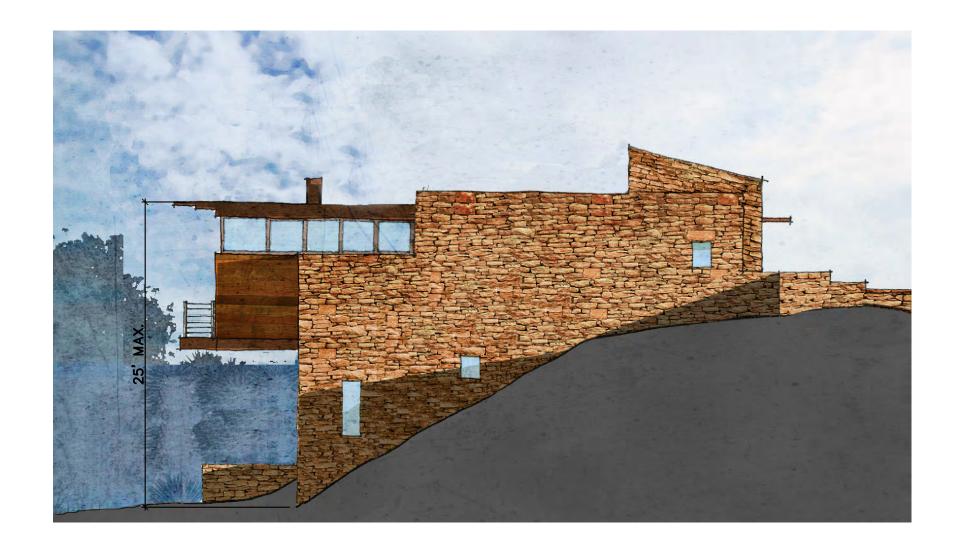
**MATERIALS** 

VIRGINIA LEDGESTONE HORIZONTAL WOOD SIDING COPPER FLASHING SOFFIT CAN LIGHTS





SCALE: 1/8" = 1'-0"



NORTH ELEVATION WITHOUT LANDSCAPING

WEST ELEVATION

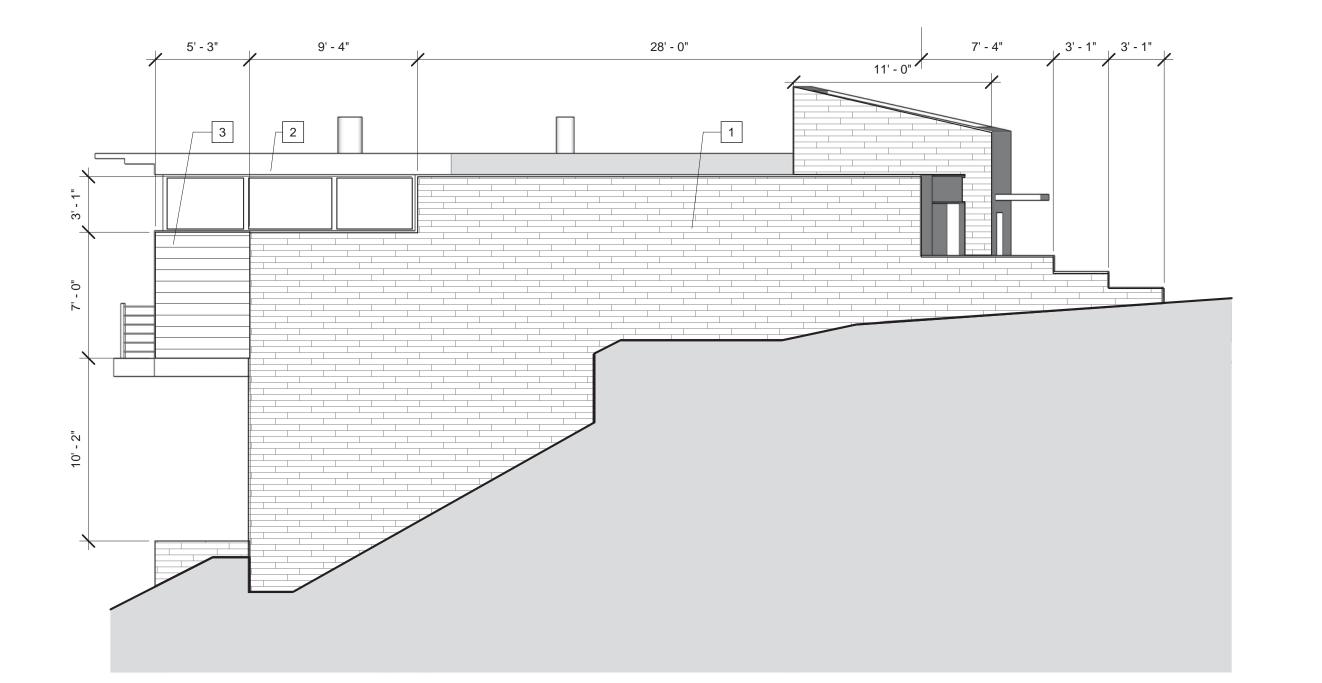
SCALE: 1/8" = 1'-0"

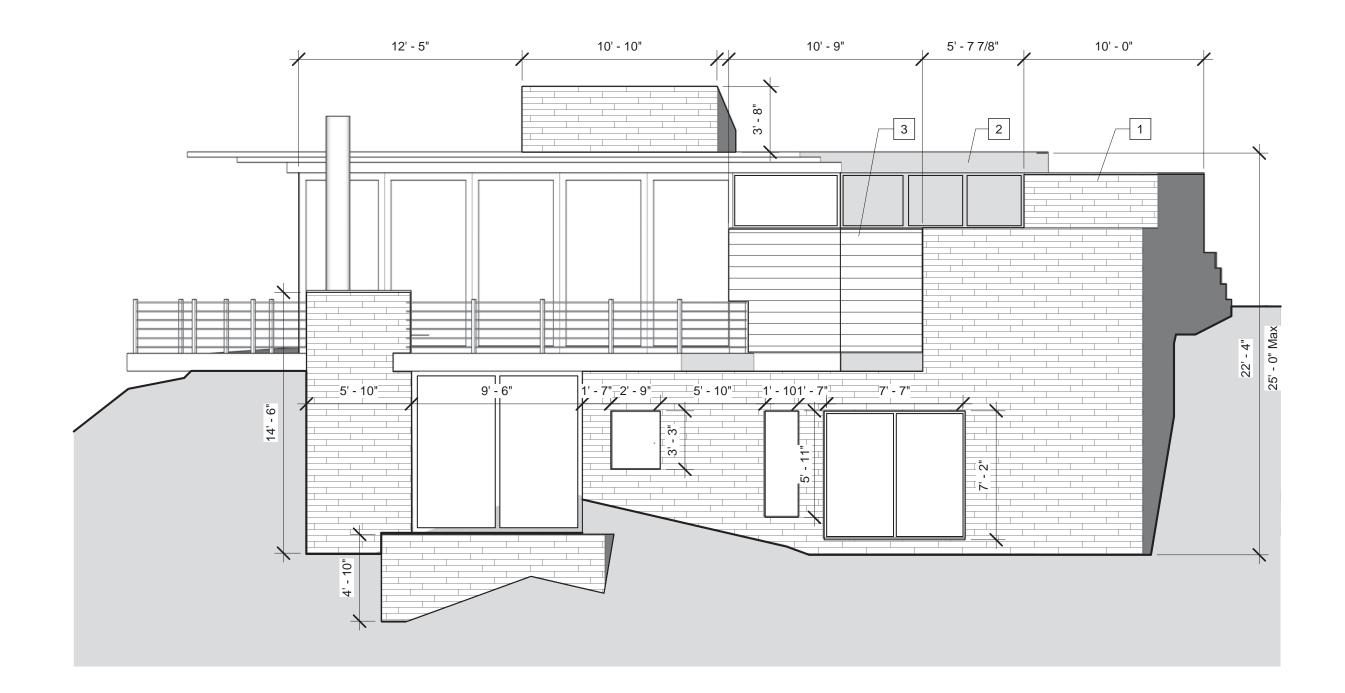
NORTH ELEVATION WITH LANDSCAPING

North Elevation
3/16" = 1'-0"

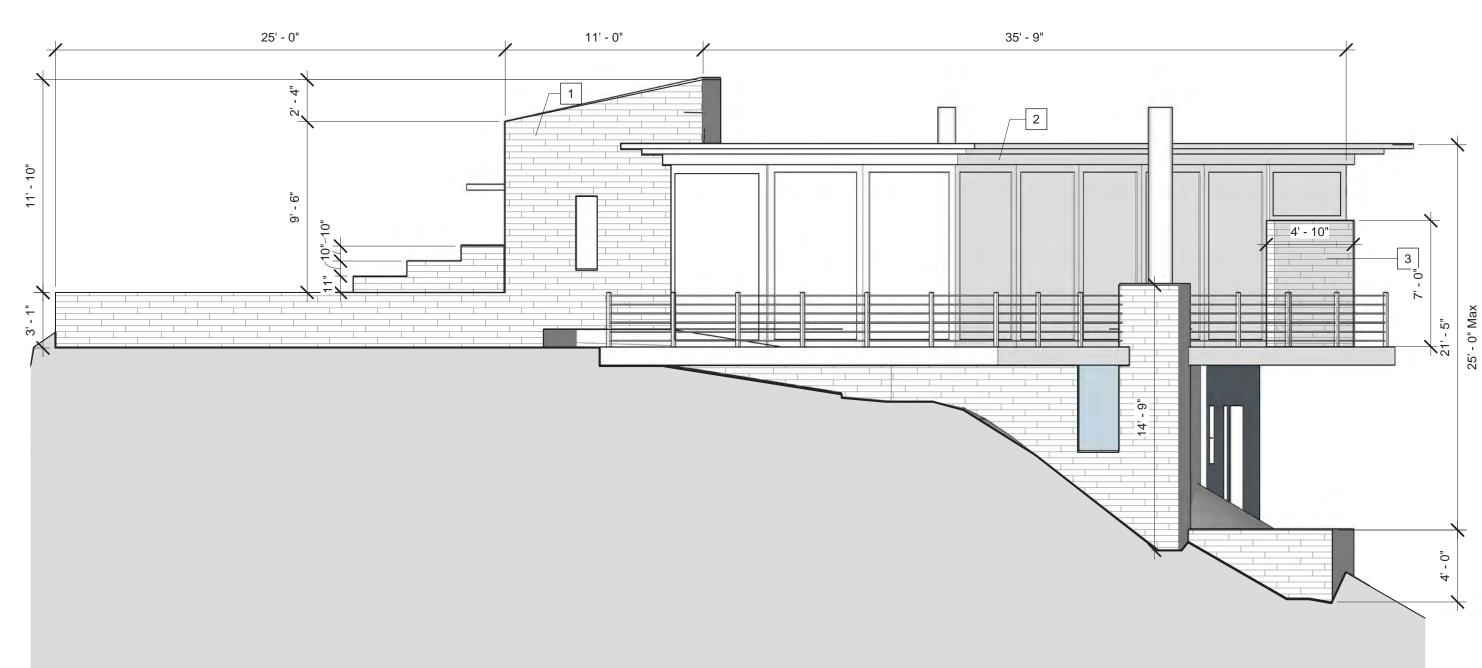
 $3 \frac{\text{South Elevation}}{3/16" = 1'-0"}$ 

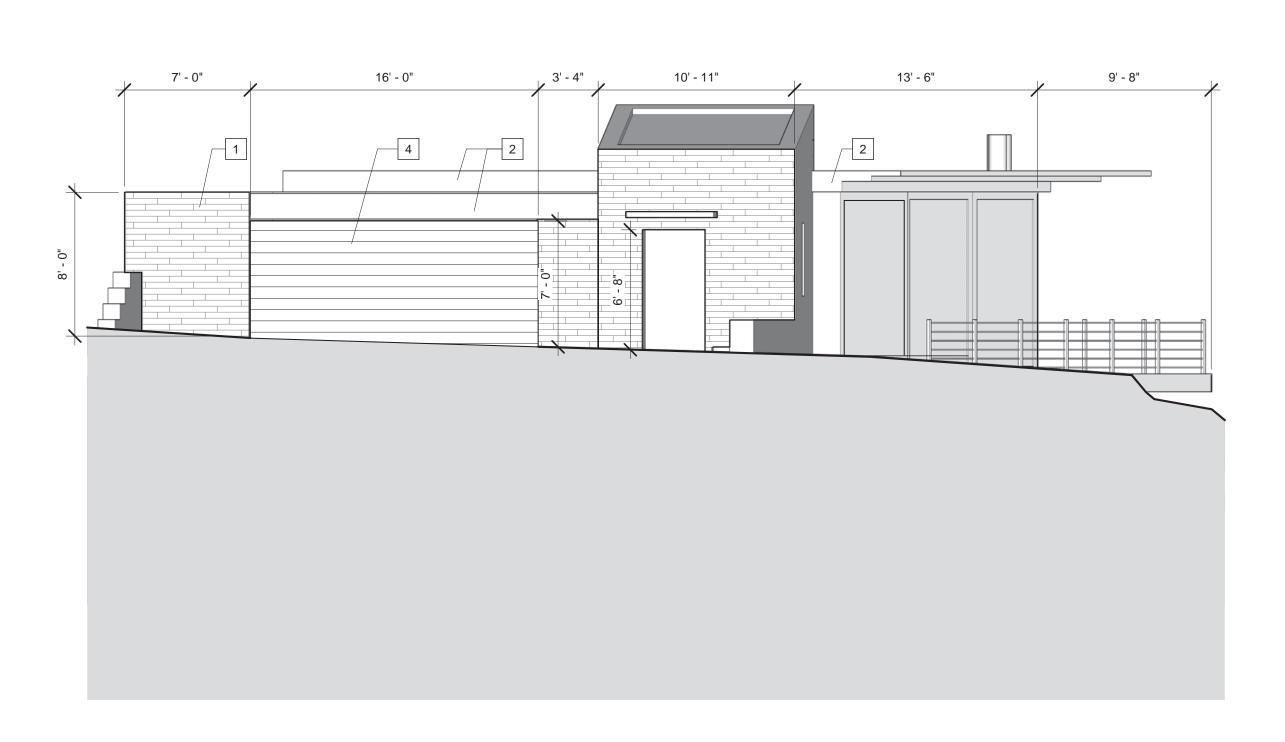






2 East Elevation 3/16" = 1'-0"





West Elevation
3/16" = 1'-0"

# **Exterior Materials Schedule**

## Tag Material

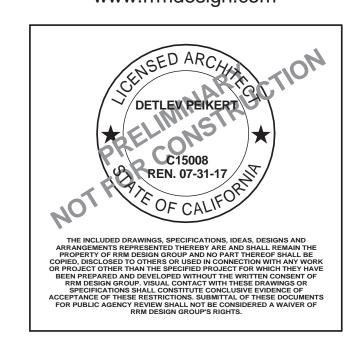
Virginia Ledgestone Copper Flashing Horizontal Wood Siding 8'-0" x 16'-0" Garage Door

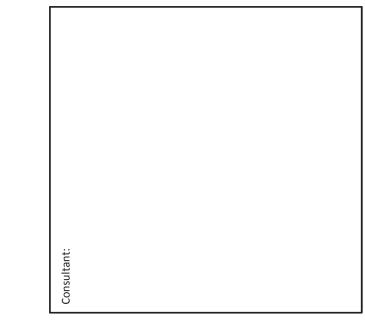


# RRM Design Group

10 E. Figueroa St., Suite 1 Santa Barbara, CA 93101

Tel: 805.963.8283 Fax: 805.963.8184 www.rrmdesign.com



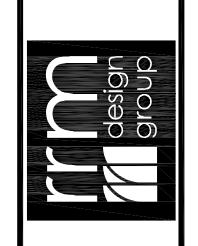


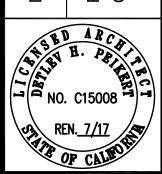
Residence Elevations Barthels

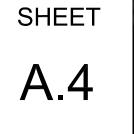
1		1
NO.	REVISION	DATE
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DATE	=	
DATE	="	2047
	10/26/2	2017
PRO	JECT NUMBER	
	10130	168

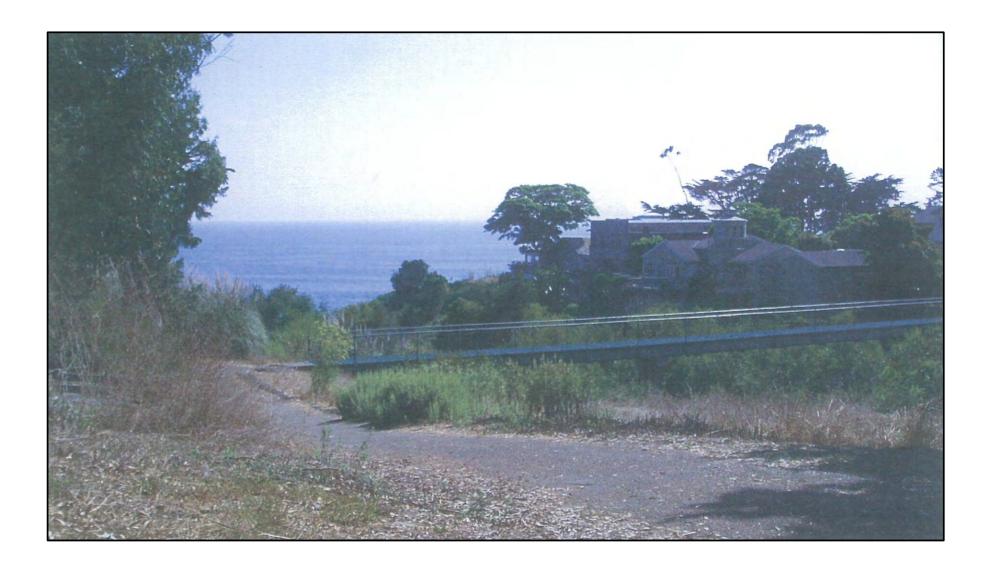
Elevations

**A3.1** 









EXISTING CONDITION

LA MESA PARK BENCHES AREA

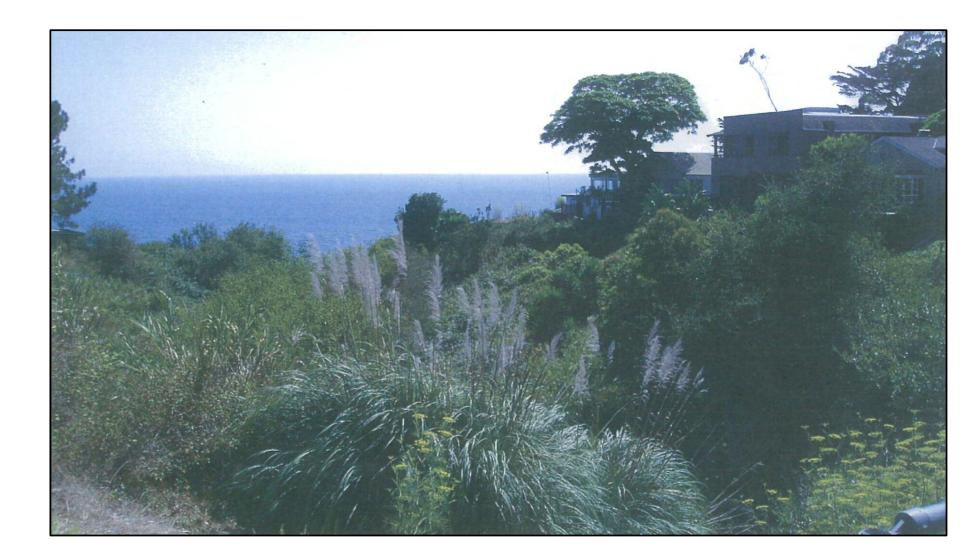
[Figure 5.1-4 in EIR]



EXISTING CONDITION

LA MESA PARK SOUTHERN LAWN AREA

[Figure 5.1-6 in EIR]



EXISTING CONDITION

EASTERN END OF THE LIGHTHOUSE CREEK BRIDGE

[Figure 5.1-8 in EIR]



PREVIOUSLY PROPOSED
LA MESA PARK BENCHES AREA
[Figure 5.1-5 in EIR]



PREVIOUSLY PROPOSED

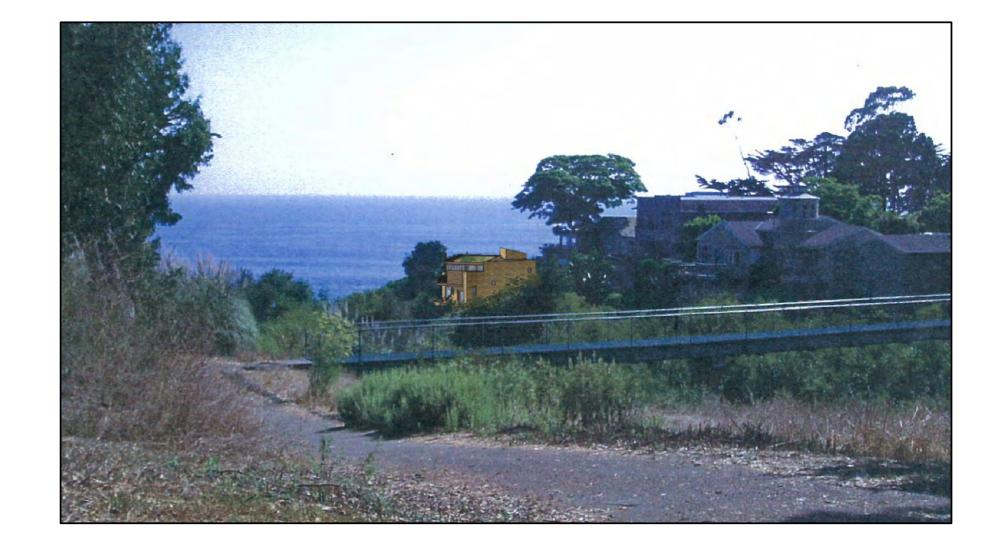
LA MESA PARK SOUTHERN LAWN AREA
[Figure 5.1-7 in EIR]



PREVIOUSLY PROPOSED

EASTERN END OF THE LIGHTHOUSE CREEK BRIDGE

[Figure 5.1-9 in EIR]



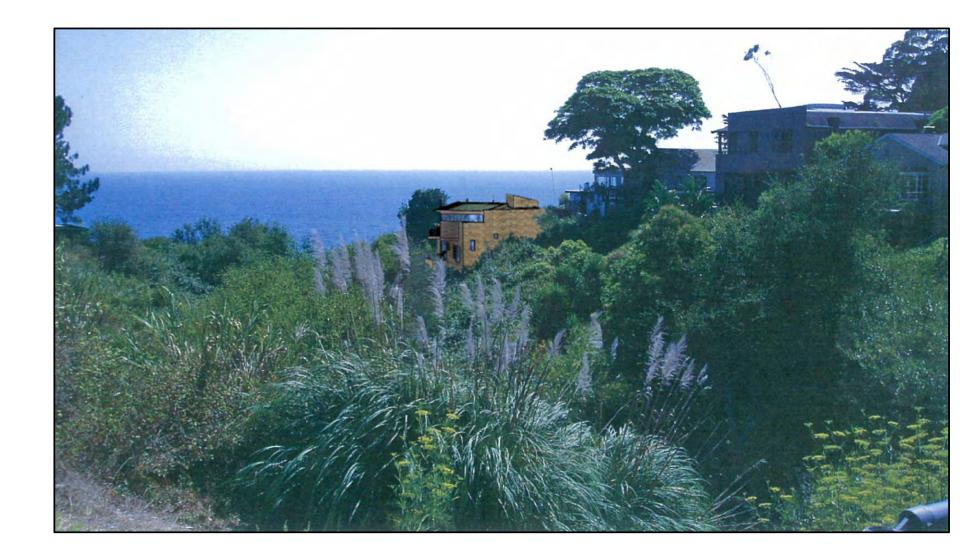
CURRENT DESIGN

LA MESA PARK BENCHES AREA
[same view as Figures 5.1-4 & 5.1-5 in EIR]



CURRENT DESIGN

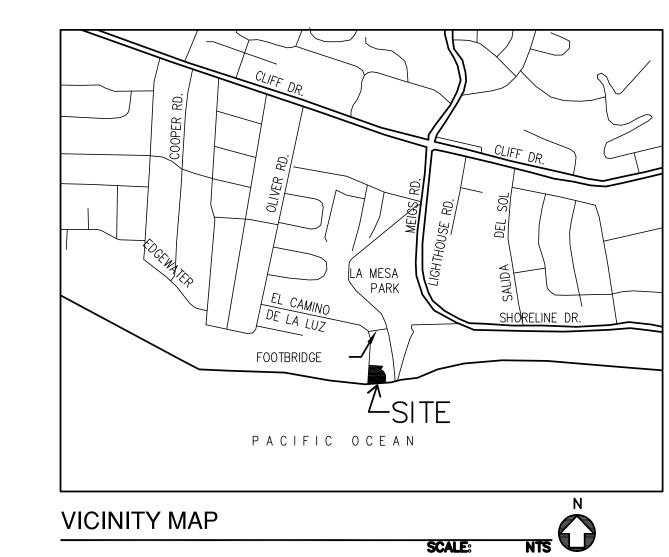
LA MESA PARK SOUTHERN LAWN AREA
[same view as Figures 5.1-6& 5.1-7 in EIR]

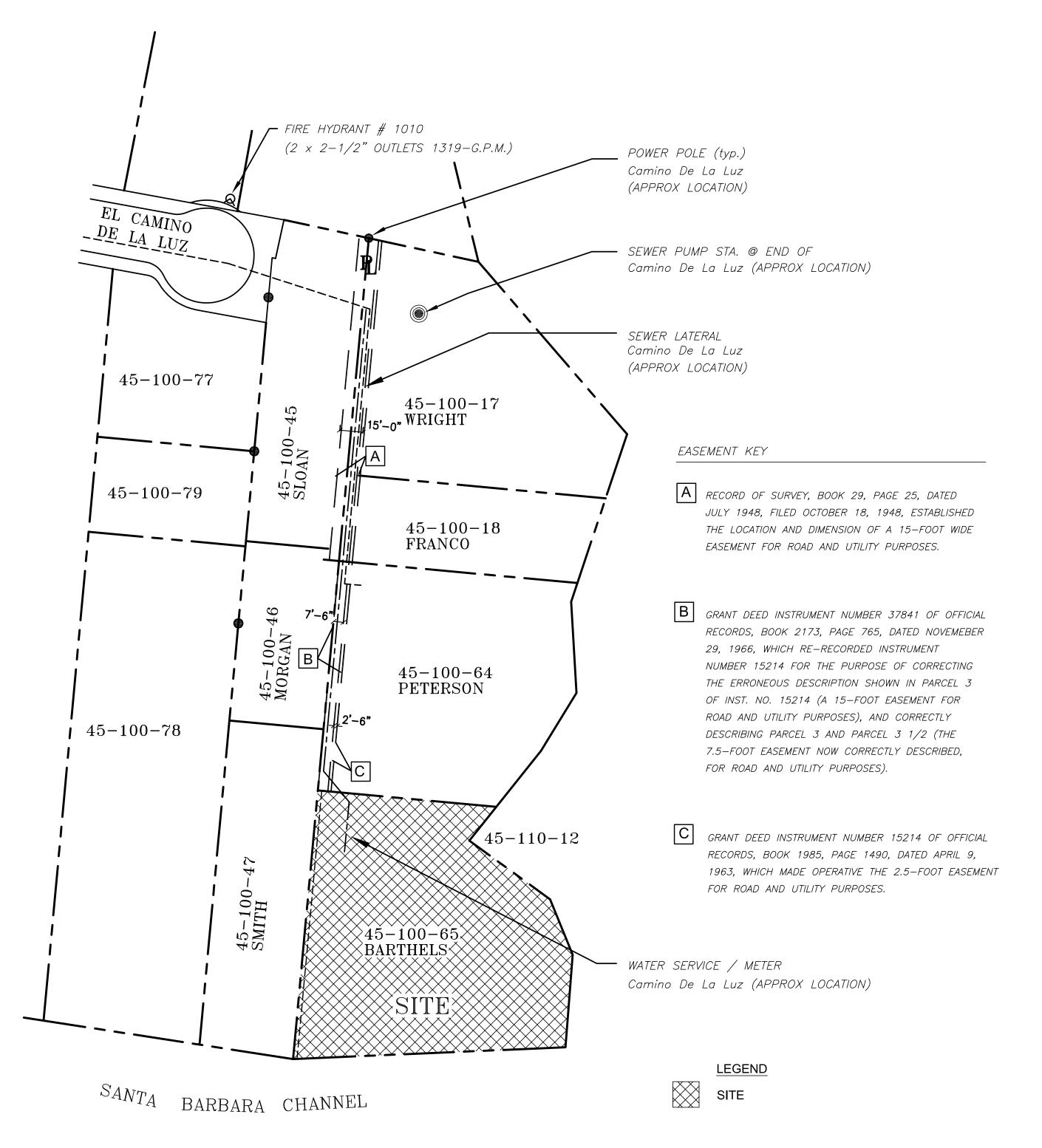


CURRENT DESIGN

EASTERN END OF THE LIGHTHOUSE CREEK BRIDGE
[same view as Figures 5.1-8 & 5.1-9 in EIR]

SCALE: 1" = 40'-0"

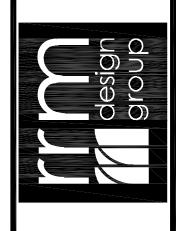




10/26/2017

REVISIONS:
NO: DATE:
1/5/2012 Planning Comm.
0/1/2013 EIR Exhibits

I Design Group . Figueroa St., Suite 1 :a Barbara, CA 93101 805.963.8283 w.rrmdesign.com



& EASEMENTS N: 045-100-065

Residence APN: 045 1837 1/2 El Camino De La Luz Santa Barbara, California

LEGAL

JUECT: ENT:

NO. C15008

REN. 7/13

OF CAMPORE

SHEET A.5

EASEMENT & UTILITY PLAN

SCALE: N.T.S.

### LANDSCAPE STATISTICS:

PROPOSED PLANTING PER CITY OF SANTA BARBARA STANDARDS:

TOTAL WATER-WISE PLANTS = >80% OF SITE

TOTAL NON-WATER-WISE PLANTS = <20% OF SITE

SITE LANDSCAPE = 2,088 SF, 8.7% OF SITE

SITE HARDSCAPE = 918 SF, 3.8% OF SITE

#### NOTES:

Refer to "Updated Biological Evaluation and Habitat Restoration and Monitoring Plan" dated September 29, 2016 for additional

Some removal of non—native large brush anticipated. Any removal of significant plantings to be replaced by re-vegetation of area with native plantings at southeast side of proposed structure.

#### RESTORATION PLANT SPECIES LIST

Scientific	Common	Number	Container
Name	Name		Size
Achillea millefolium	White yarrow	50	1-gallon
Artemisia californica	Coast sagebrush	50	1-gallon
Atriplex lentiformis subsp. breneri	Brewer's saltbush	25	1-gallon
Encelia californica	Coast sunflower	50	1-gallon
Eriogonum parvifolium	Scacliff buckwheat	50	1-gallon
Eschscholtzia californica	California poppy	1 lb.	seed
I Ieteromeles arbutifolia	Toyon	15	1-gallon
Hazardia squarrosa	Coast goldenbush	50	1-gallon
Juncus textilis	Indian rush	30	1-gallon
Leymus condensatus	Giant rye	15	1-gallon
Nassella [Stipa] pulchra	Purple needle grass	1 lb.	seed
Nemophila menziesii	Baby blue-eyes	1 lb.	seed
Plantago erecta	California plantain	1 lb.	seed
Rhus integrifolia	Lemonade berry	20	1-gallon
Salvia leucophylla	Purple sage	35	1-gallon
Sambucus mexicana	Elderberry	10	5-gallon
	TOTAL	400**	.,

### LANDSCAPE NOTES:

- 1. Existing landscaping shall remain unaltered unless otherwise noted.
- 2. SWMP BMPs are addressed on sheet A.1.
- 3. See RRM Design Group 06/23/2016 response to Hydrology Report comments per City of Santa Barbara Creeks Division and Parks Department.
- 4.All planted stock will come from local source populations found along the South slope of the Santa Ynez Mountains between Gaviota Pass and Rincon Point. The seed mix will be prepared by S&S Seeds, Inc. in Carpinteria, CA.

### CITY OF SANTA BARBARA LANDSCAPE DESIGN STANDARDS FOR WATER CONSERVATION:

Turf and Water Wise Plants: The landscaped area shall be planted with no more than 20% turf or plants that are not water-wise plants

The landscaped area, except those portions of the landscaped area planted with turf, groundcover, succulents or other low lying shrubs, shall be covered with mulch material to an average thickness of at least three inches throughout, except in the immediate vicinity of woody trunks. Additional mulch material shall be added from time to time as necessary in order to maintain the required depth of

1. Irrigation systems shall be designed and installed to avoid overspray and runoff. Valves shall be separated for individual hydrozones based on plant water needs and sun/shade requirements. 2. In the event that an automatic irrigation system is included in the landscape plan, a weather based irrigation controller with a rain shutoff sensor shall be required for the entire irrigation system. 3. Areas less than eight feet wide shall be irrigated only with bubblers, rotating nozzles on pop-up bodies, sub-surface, or drip irrigation. 4. Drip irrigation shall be provided on at least 25% of the landscaped area. 5. All sprinklers shall have matched precipitation rates within each valve and circuit. All irrigation systems shall be designed to include optimum distribution uniformity, head—to—head spacing and setbacks from walkways and pavement.

6. All irrigation systems shall provide check valves at the low end of irrigation lines to prevent unwanted draining of irrigation lines. 7. Pressure regulators are required on the irrigation system, unless the Public Works Director determines a pressure regulator is not necessary.

Landscape Compliance Requirements

Landscape Design for Water Conservation

Landscape Design for Water Conservation Compliance Statement		
andatory Measures: how calculations of required areas on referenced sheets)		
No turf in parkways, medians or other areas with any dimension of < 8 feet		
No turf on >20% slope	A.6 A.6	
For residential, mixed-use and institutional projects, $80\%$ or $>$ of landscape area water wise plants For commercial, $100\%$ of landscape area water wise plants	A.6_	
For residential, <20% of the landscaped area in turf and/or high-water using plants	<u>A.6</u>	
Three inches of mulch specified as required	A.6_	
Areas of sprinkler coverage avoids overspray and runoff, including optimum distribution uniformity, head-to-head spacing and setbacks from walkways and pavement		
Sprinklers have matched precipitation rates within each valve and circuit	A.6	
Valves separated for individual hydrozones based on plant water needs and sun/shade requirements	A.6_	
Weather based irrigation controller with a rain shutoff sensor for the entire irrigation system if including an automatic irrigation system		
Areas less than 8' wide irrigated only with bubblers, rotating nozzles on pop-up bodies, subsurface, or drip irrigation	A.6_	
Drip/low volume irrigation system on >25% of landscaped area	<u>A.6</u>	
Check valves at low end of irrigation lines to prevent unwanted draining of irrigation lines	A.6_	
Pressure regulators, unless the Public Works Director determination one is not necessary	<u>A.6</u>	
Grading encourages water retention and infiltration by preserving open space and creating depressed areas/swales	<u>C-1</u>	
Grading mimics natural, pre-development hydrologic flow paths and maintains and/or increases the width of flow paths in order to decrease flow rates	<u>C-1</u>	

I state that I am familiar with the Landscape Design Standards for Water Conservation as most recently adopted by the Santa Barbara City Council and that the landscape design for this project complies with those standards. It is my understanding that verification of compliance will be necessary upon final building inspection. I shall inspect the completed installation and I will submit in writing that the installation substantially conforms to the approved plans.

Original: Revised 8/3/2011 11:40:00 AM City of Santa Barbara Planning Counter / 630 Garden St. / (805) 564-5578 Page 2 of 2 WATER CONSERVATION COMPLIANCE

Geosyntec consultants

Figure 6-11: Planter Box

FILTER PLANTER BOX

Plan View (Not to Scale)

Section A — A'
(Not to Scale)

1 ROOF DOWNSPOUT OR OTHER STORMWATER DELIVERY SYSTEM

) FOUNDATION. INSTALL FOUNDATION DRAINS AS NEEDED

8 PERFORATED PIPE SHALL RUN ENTIRE LENGTH OF PLANTER CONNECTION TO DOWNSTREAM CONVEYANCE SYSTEM 1 SET OVERFLOW 2" BELOW THE TOP OF THE PLANTER

4 SOIL MIX (SEE PLANTING MEDIA SECTION)

GRAVEL BEDDING (SEE UNDERDRAIN)

OPTIONAL CHOKING GRAVEL LAYER

Stormwater Quality Control Measures 2011

Technical Guidance Manual for

LANDSCAPE and HABITAT

**RESTORATION PLAN** 

SCALE: 1" = 10'-0"

3 SHALLOW ENERGY DISSIPATOR BASIN DISPERSES FLOW AT SOIL SURFACE

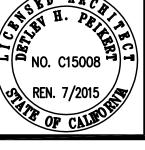
2) WATERPROOF BARRIER

roup St., Suite 1 , CA 93101 3283

.100-06 5-, uz

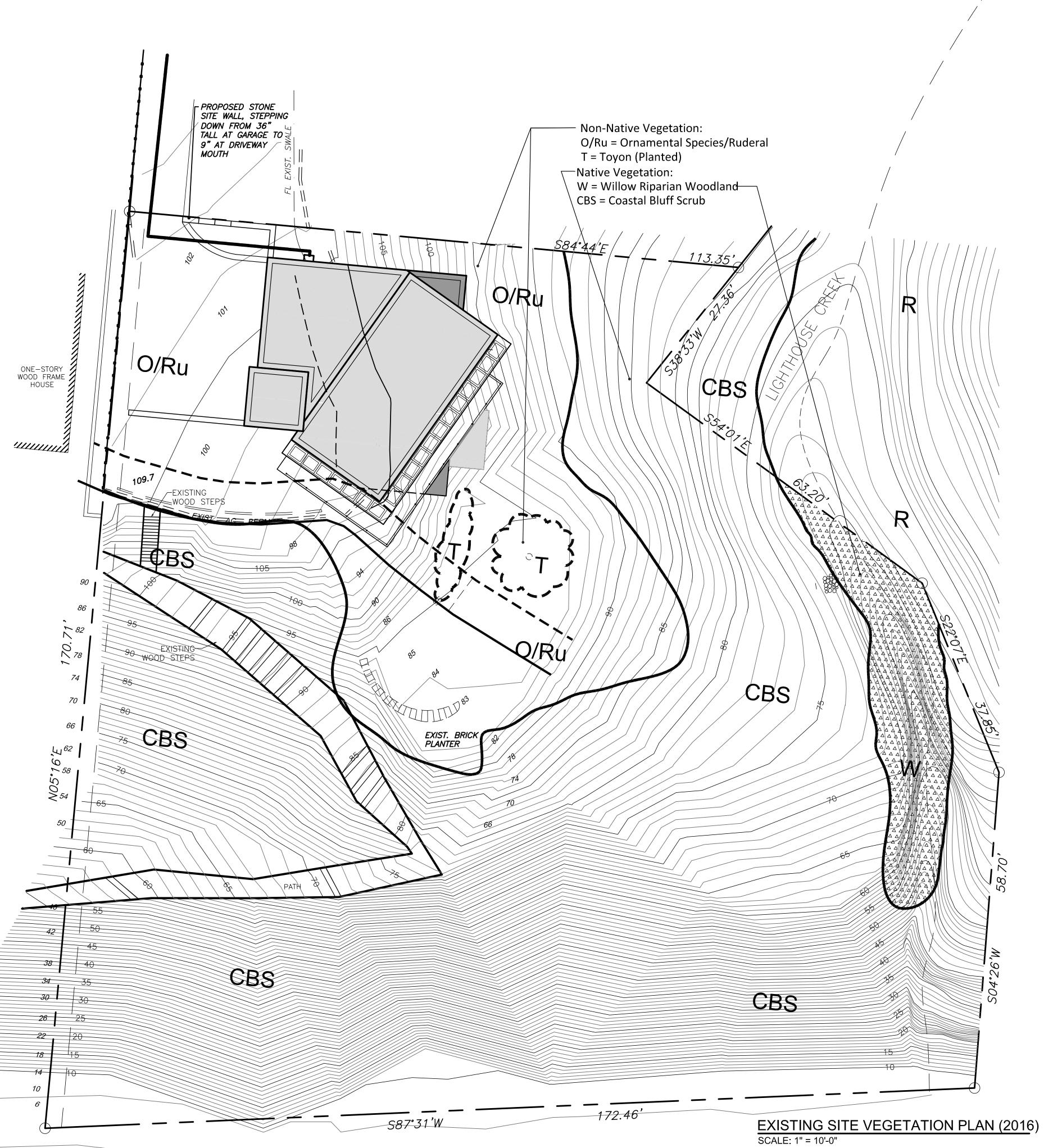
LANDSCAP

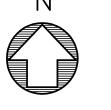
SBDARCA



SHEET

A.6





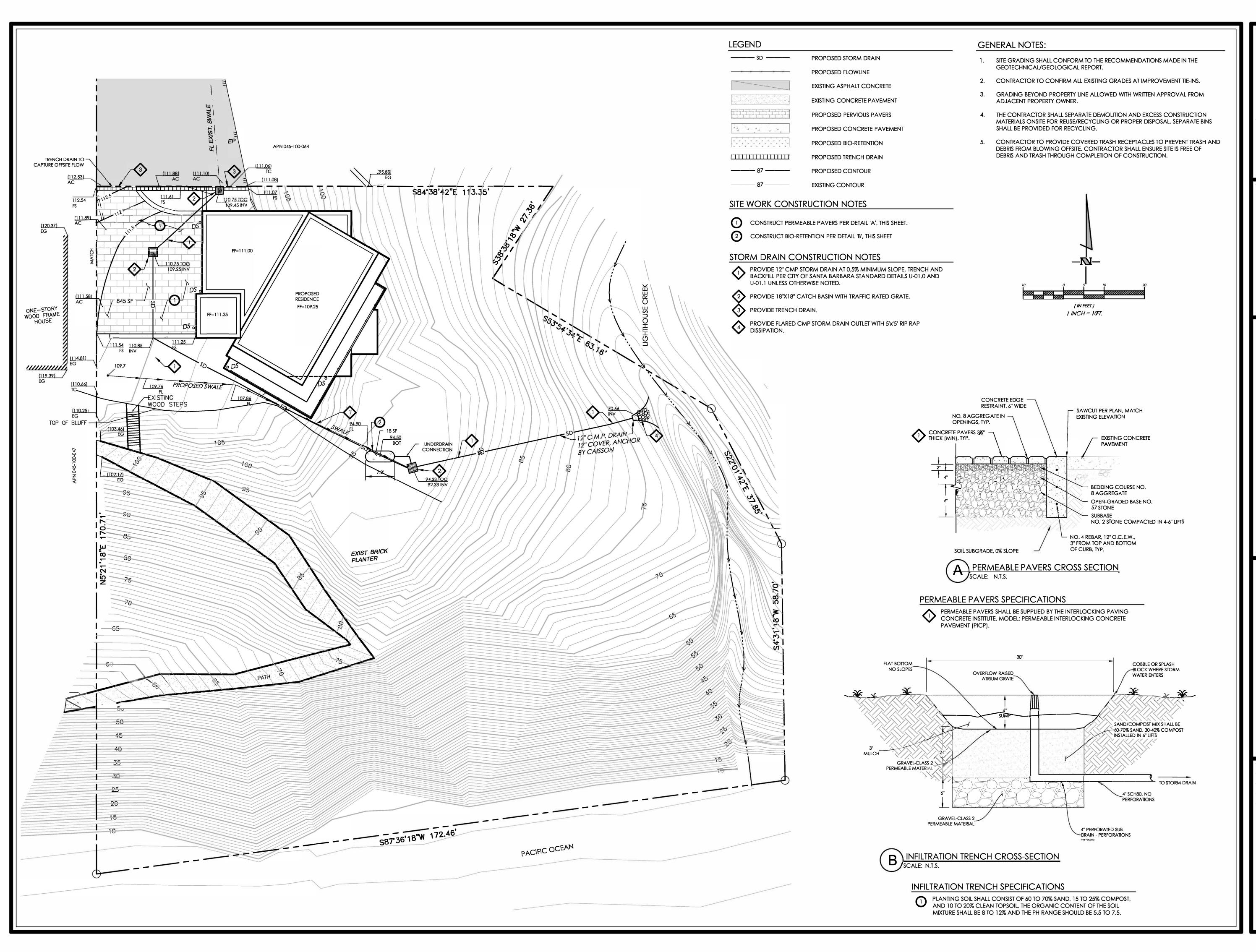




(2016)EXISTING SITE VEGETATION PLAN
Residence APN: 045-100-065
1837 1/2 El Camino De La Luz
Santa Barbara, California

SHEET

**A.7** 





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RESIDENCE

GRADING & DRAINAG

PLAN

PROJECT MANAGER
MICHAEL C. HAMILTON
DRAWN BY
CFW
DATE
OCTOBER 26, 2017
CAD FILE
C-1 Grading and Drainage Plan.dwg
JOB NUMBER

1013068
SHEET